

**PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.**

9300 N. 16<sup>th</sup> Street

Tampa, FL 33612

(813) 930-8036 (ext 311)

**Board of Directors meeting 3/1/2016 – approved minutes**

Call to order 1:01pm

Present: President Sheila P, VP Steve C, Treasurer Paul C, Secretary Kathy W and via phone Director at Large Richard B.

Proof of meeting notice posted 2/28/16 at 10:30am

Minutes read and approved as follows: Motion Sheila P to approve 2/16/16 minutes, 2<sup>nd</sup> Steve C, all in favor/unanimous. Motion Sheila P to approve 2/19/16 special minutes, 2<sup>nd</sup> Paul C, all in favor/unanimous. Motion Paul C to approve 2/26/16 fence walk meeting, 2<sup>nd</sup> Steve C, all in favor/unanimous, with Richard B abstaining as he was not present at 2/26 meeting, so can't say approve/disapprove.

Unfinished business:

Motion Kathy W, 2<sup>nd</sup> Steve C to accept the reserve study as presented. Some discussion and Richard initially did not receive the study, emailed at meeting by Dee. Paul spoke on proper funding options and quoted the following from the study: **“The community is not only comprised of present members, but also future members. Any decision by the Board of Directors to adopt a calculation method or funding plan which would disproportionately burden future members in order to make up for past reserve deficits, would be a breach of its fiduciary responsibility to those future members. Unlike individuals determining their own course of action, the board is responsible to the “community” as a whole.”** The study was approved, all in favor/unanimous.

Motion Paul C, 2<sup>nd</sup> Sheila P to change all new reserves collected to “pooled method” as recommended by reserve study and effective 1/1/2016, all in favor/unanimous.

Motion Paul C as an owner, 2<sup>nd</sup> Cass N to approve moving existing \$90,785 reserve funds already collected to the “pooled method”, all in favor/passed with majority of owners present. Annual update reports recommended.

Motion Kathy W, 2<sup>nd</sup> Sheila P to accept Green Tech pest control contract, all in favor/unanimous.

Discussion on fence inspection and the way forward for brush removal, tree removal and lines marked. Many options discussed. Paul C made a motion to table further discussion pending more information, 2<sup>nd</sup> Richard B, all in favor/unanimous.

Discussion on (4) new washers and the need/not need. Not enough information. Motion Kathy W to table discussion on new washers pending more information, 2<sup>nd</sup> Steve C, all in favor/unanimous.

New Business:

President Sheila spoke on replacing old worn out picnic tables with round white (take one if you want one, the rest will go on craigslist/or free) and need for additional white chairs. Much discussion ensued with owners and Vanguard on revised budget to accommodate funding for tables, etc. Dues will not be changed, bottom line the same, just a revised budget to clean up old budget mistakes/\$0 funding. After a delay and clarification on proper procedure with Janet at Vanguard on the revised budget procedure, it was determined that a 30 day notice will be mailed out for budget meeting.

Budget meeting and next BOD meeting tentatively set for 4/12/2016 at 1:00, pending notice requirement being met. Please contact Vanguard with your preferred address. Request made for electronic sending of documents. Kathy W said as secretary she will send Vanguard mailings via email.

Special reports or committees:

Yard waste area is for small branches, palm fronds, etc. Mike B requested a sign on a post for trees and branches not to exceed 6" in diameter and 6' long. Mike B also requested community go back to weekly garbage collection. Sam will take recycling materials over the summer.

Nancy R spoke on a non-binding survey coming out for owners. Will take that info, develop a plan and work with budget committee. Nancy presented handicap door access and the committee presented online purchase information. BOD prefers professional installation and all permits be secured as required. Some discussion of material change to common elements, legal requirement, fundraisers, contributions to cover costs, etc. Sharon an owner on lot #2 made a motion/request for handicap access, 2<sup>nd</sup> Fred. Dee from Vanguard will look into legal and additional information needed.

Paul C has copy of year end financials available at his lot.

Kathy W will email approved reserve study to all owners.

[pprvpbod@gmail.com](mailto:pprvpbod@gmail.com) is the same BOD email.

Gary/Myra requested help finishing painting numbers.

President Sheila requested help cleaning pool chairs, pool party Thursday.

Motion made by President Sheila P to adjourn at 2:36, 2<sup>nd</sup> Paul C, all in favor/unanimous.

Respectfully submitted,

Kathy Weeks, Secretary